

\$418,800 - 2201, 14645 6 Street Sw, Calgary

MLS® #A2234090

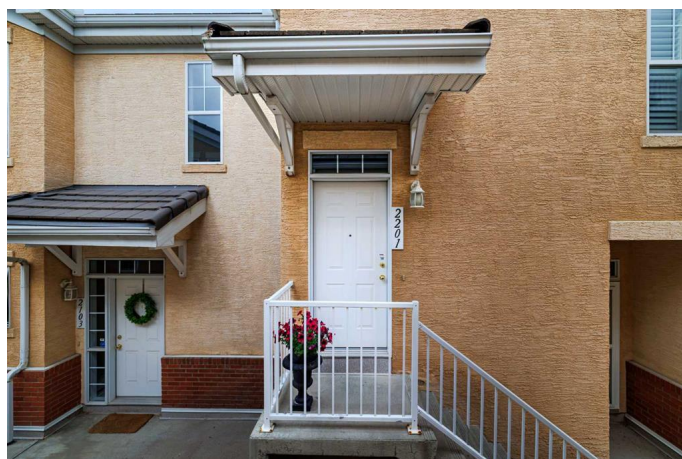
\$418,800

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

**** OPEN HOUSE JULY 12TH 2:00 pm TO 5:00 pm ** CHECK OUT THE LOCATION ON THE VIDEO! WOW! A stunning and spacious 1232 sq. ft. corner unit located just steps from breathtaking Fish Creek Park! This Fabulous condo features two bedrooms, two full bathrooms, Den and in-suite laundry room. Two titled parking stalls in the heated underground parking and storage locker! Beacon Hill is an absolutely wonderful and very well managed complex full of amenities! A beautiful complex located on its own cul-de-sac with beautifully manicured gardens and planters throughout. A well-designed open concept plan that connects the kitchen, dining room and living room, making this a great space to relax and entertain, the well-placed bedrooms offer privacy. Inviting living room with gas fireplace and window overlooking the courtyard. The spacious dining area easily accommodates formal dinners with its recessed area for a sideboard. Beautiful bright maple kitchen with an abundance of cabinets and full height wall pantry. Convenient centre island offers an eating area for two, additional storage and a great workspace. White appliances include the French door fridge, ceramic top stove and microwave/hoodfan. Lots of natural light from the corner south window. French door out to your private south balcony with natural gas outlet makes this perfect for a morning coffee or summer entertaining. Double French doors open to your bright and private Den making this the**



perfect home office. Spacious primary bedroom easily accommodates a king suite and features a linen closet and walk-in closet. Four-piece ensuite bathroom with new Corian counter and undermount sink. Relax in the deep soaker tub/shower. Bright second bedroom with adjacent three-piece bathroom. Convenient in-suite laundry room includes the front-loading washer and dryer. Beacon Hill is a vibrant community with regular social activities including the amenity and games rooms, exercise rooms, carpentry shop, wine making room, guest suites, visitor parking in the heated underground garage and car wash! An incredible opportunity to live in a large, quiet single level townhome in such a beautiful location. This location is so well connected to nature, pathways, LRT station, St Mary's University, and major routes to shopping, restaurants, and professional services.

Built in 1999

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2234090 |
| Price | \$418,800 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,232 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 2201, 14645 6 Street Sw |
| Subdivision | Shawnee Slopes |
| City | Calgary |

| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Y3S1 |

Amenities

| | |
|----------------|---|
| Amenities | Bicycle Storage, Car Wash, Clubhouse, Elevator(s), Fitness Center, Guest Suite, Laundry, Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Visitor Parking, Workshop |
| Parking Spaces | 2 |
| Parking | Underground |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, Crown Molding, French Door, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Track Lighting, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard, Hot Water, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Tile |
| # of Stories | 2 |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Courtyard, Private Entrance |
| Lot Description | Cul-De-Sac, Landscaped, Treed |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 17 |
| Zoning | M-C2 d106 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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